



June 06, 2017

Will Gunter  
KFW Engineers and Surveying  
3421 Paesanos Parkway, Suite 200  
San Antonio, TX 78231

RE: Case # PL2017-61  
2405, 2415, 2425, & 2435 East Old Shakopee Road, Bloomington, MN 55425

Dear Mr. Gunter:

At its regular meeting of June 05, 2017, the City Council approved the Type II Preliminary and Final Plat of FOREST GLEN 2ND ADDITION to combine four separate lots into a single lot (Case # PL2017-61 ).

The approval is subject to conditions that must be satisfied prior to the issuance of a Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (22.03(a)(2)).
2. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months, must be provided.
3. A consent to plat form from any mortgage company with property interest must be provided.
4. Public drainage and utility easements must be provided as approved by the City Engineer.
5. A public 15-foot sidewalk, bikeway, and trail easement must be provided along all street frontages.
6. A scenic easement must be provided as approved by the Planning Manager.
7. Park dedication must be satisfied.

Should you have any questions regarding this action, please contact Bruce Bunker, Engineering Technician, at (952) 563-4546 or [bbunker@BloomingtonMN.gov](mailto:bbunker@BloomingtonMN.gov).

Sincerely,

Jennifer C. Desrude, PE  
Development Coordinator